

CITY OF MONTEREY PARK
DESIGN REVIEW BOARD AGENDA

REGULAR MEETING

**Monterey Park City Hall Council Chambers
320 West Newmark Avenue
Monterey Park, CA 91754**

**TUESDAY
NOVEMBER 3, 2015
7:00 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

PUBLIC COMMENTS ON AGENDA ITEMS

For members of the public wishing to address the Design Review Board regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Design Review Board, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

CALL TO ORDER – Chair Allen Wong

ROLL CALL – Vice-Chair Wally Tsui, Member Eric Brossy de Dios, Joseph C. Reichenberger and Celeste Morris Nguyen

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – None

[1.] UNFINISHED BUSINESS

1-A. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 4-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT – 217 NORTH NICHOLSON AVENUE (DRB-15-14)

The applicant, Angus Lin, is requesting design review board approval for the construction of a 4-unit condominium development at 217 North Nicholson Avenue in the R-3 (High-Density Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15315, Class 15 Minor Land Divisions and 15332, Class 32 In-fill development.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-14) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

1-B. NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 5-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT – 221-223 SOUTH NEW AVENUE (DRB-15-23)

The applicant, Gary Lin, is requesting design review board approval for the construction of a 5-unit condominium development at 221-223 South New Avenue in the R-3 (High-Density Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15332, Class 32 In-fill development.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-23) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

[2.] NEW BUSINESS

2-A. NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 10-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT – 224-230 NORTH LINCOLN AVENUE (DRB-15-20)

The applicant, Melissa Stinar, is requesting design review board approval for the construction of a 10-unit condominium development at 224-230 North Lincoln Avenue in the R-3 (High-Density Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15332, Class 32 In-fill development.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-20) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

2-B. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 2-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT – 234 NORTH CHANDLER AVENUE (DRB-15-22)

The applicant, Ming Huo, is requesting design review board approval for the construction of a 2-unit condominium development at 234 North Chandler Avenue in the R-3 (High-Density Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15315, Class 15 Minor Land Divisions.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-22) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[4.] ITEMS FROM STAFF

ADJOURN:

To the next regularly scheduled meeting on November 17, 2015.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: November 3, 2015

AGENDA ITEM NO: 1-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: New Construction Less Than 10,000 square feet – 4-Unit Residential Condominium Development – 217 North Nicholson Avenue Design Review Board (DRB-15-14).

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-14) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Angus Lin, is requesting design review approval for the construction of a 4-unit condominium development at 217 North Nicholson Avenue. The property is located on the west side of North Nicholson Avenue between East Emerson Avenue and East Garvey Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High-Density Residential) in the General Plan.

Background

This application was brought before the Design Review Board at the meeting of October 20, 2015 and was continued due to lack of quorum.

Site Analysis

To the north, south, east and west are R-3 zoned lots with multiple-family residential developed properties. The design and character of the surrounding residential dwellings consist of the mid-century tract and contemporary architectural styles, consisting of two-story multiple-family residential buildings with attached garages built, as early as, from 1958 to present day.

Project Description

The subject property has a frontage of 50 feet and a depth of 273 feet, with a total lot area of 13,666 square feet in size. Per R-3 development standards, a maximum building density of 1 unit per 3,000 square feet applies to the subject property. A maximum of 4 units can be built on the lot, and 4 units are proposed. The subject property is currently developed with older detached residential dwelling units constructed from 1924 to 1947. The property will remain as one lot.

All 4 units will range in size between 1,717 square feet and 2,526 square feet in area. Three of the units will have 4 bedrooms and one unit will have 5 bedrooms. The proposed buildings on the site will meet the required front and rear setback areas of 25 feet, 5-foot interior side setback for the first floor, and 10-foot interior side setback for the second floor. Each unit will be two stories, with a maximum height up to 28 feet 3 inches. A building separation of at least 12 feet 4 inches up to 16 feet 4 inches will be provided between the residential buildings.

According to Monterey Park Municipal Code (MPMC) § 21.22.050, condominium units with four or more bedrooms require 2 enclosed garage spaces, plus 1 guest space per dwelling unit. Overall, 8 enclosed subterranean garage spaces and 4 guest parking spaces are required and will be provided. According the site plan, each unit will provide a two-car garage and one guest parking space meeting the off-street parking requirements. The driveway will be 18 feet in width and each parking space will have a back-up area of 26 feet. In addition to the driveway area a 3 foot wide walkway will be provided from the parking areas to the public sidewalk.

Per the MPMC § 21.08.080(O), the project is required to provide a minimum of 1,600 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will include 1,748 square feet of common open space throughout the property, and each unit will be provided with private open spaces that range from 292 square feet up to 396 square feet.

Architecture

The proposed architectural style is a contemporary interpretation of French Country architectural style. While, the architectural style of the surrounding residential neighborhood has a variety of architectural styles, French Country is not uncommon throughout the city. Also, within the vicinity of the subject property are newer developments that have contemporary styles with similar exterior finishes and roofing materials which will be consistent with the proposed architectural style.

The first and second floors of the dwellings will consist of a combination of sand finish stucco walls with a decorative smooth finish precast concrete cornice and stone veneer. The first floor stucco walls will be painted in a brown color (La Habra Stucco, Color: X-434 Fallbrook) and the second floor walls will be painted in an off-white color (La Habra Stucco, Color: X-81 Oatmeal). The stone veneer (Coronado Stone, French Country Villa Stone, Color: Bordeaux) will be used as an accent on the bottom portion of all the building elevations and on certain wall projections of the first floor. The precast concrete

cornice and banding trim (Veristone, Color Blanca) will be used as an accent band between the first and second floors and for the window and door trims. The dwelling units will feature tall sloping hipped, with barrel and cross gable roof lines. The hip and gable roof will be comprised of grey color concrete tile roofing (Auburn Tile, Standard Series. Staggered, Color French Provincial Blend), and the barrel roof of an opaque copper color metal tile (AEP Span. Standing Seam, Color: Cool Agean Copper). The wood fascia boards and rain gutters will be painted in a white color (Dunn-Edwards: DE6225: Fossil). The applicant is proposing to use dual pane vinyl frame windows in a dark brown color (Milgard: Fiber-glass Window and Doors: Brownstone). The decorative main entry doors will be comprised of a solid core wood material with a natural walnut stain finish (Jeld-Wen Custom Wood doors: Model 340 with molding 116 Raised, Mission Lockset. Color: Walnut Clear Finish). The garage doors will be sectional steel doors.

The balcony wrought iron railing on the second floors will be 3 feet 6 inches high and painted dark brown color to match the window frames "Brownstone" color. Decorative wall light fixtures will be incorporated into the design on the first floor of the dwelling that will have a vintage design (Quoizel outdoor lighting) to compliment the architectural design of the dwelling.

As part of the project, the property will include a new concrete walkway and driveway with decorative pavers (Belgard Mega Laffit Grana, Color Montecito) that lead to the subterranean parking areas, a new concrete walkway system will be provided that leads to the front doors of the units and to the common open space areas. The applicant is proposing to install new perimeter fencing that consist of a 6 foot high block wall with a stucco finish (La Habra Stucco, Color: X-215 Mesa Verde) behind the 25 foot front yard setback area and 4 feet high within the front yard area along the rear, north and south side property lines. The private open space areas for the dwelling units will be designed as decks over portions of the driveway area and will be provided with 5 foot high wood fencing.

Landscaping

The project will provide sufficient landscaping to comply with the landscaping requirements for a 4-unit residential development. The proposed landscaping is comprised of a mixture of trees and shrubs and ground covers. The proposed trees include 24-inch box size Sweet Shade Tree, Crape Myrtle, and 15-gallon size Purple Leaf Plum. The proposed plants and shrubs include 5 gallon size Coyote Brush, Gardenia, Daylily, English Lavender, Variegated Lily Turf, African Boxwood, Dwarf Myrtle, Sweet Olive, New Zealand Flax, Dwarf Hawthorne, Hybrid Tea Rose, Dwarf Rosemary, and Dwarf Laurustinus. The proposed ground covers include Mother-of-Thyme, Star Jasmine, and Tall Fescue blend. Other landscaping materials and features set within the common open space area include sitting areas, barbecue areas, and a trellis. As part of the landscaping the applicant will incorporate a natural bio-swale within the front yard area to minimize water run-off. Staff believes that the proposed contemporary interpretation of French Country architectural style along with the

placement and orientation of the buildings with the landscaped areas is in keeping with the residential character of the area.

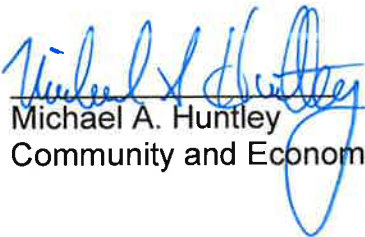
CONCLUSION:

Staff reviewed the application and believes the proposed 4 residential condominium units with their attached 2-car garages and open space areas are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary interpretation of French Country architectural style, which fits within the character of the neighborhood and will help improve the quality of the area.

Environmental Assessment

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines §§ 15315 and 15332 as a Class 15 categorical exemption (Minor Land Divisions) and Class 32 categorical exemption (Infill Development). The project consists of the division of property in an urbanized area that is zoned for residential use into four or fewer parcels. The project conforms with the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a four-unit condominium development. The project is consistent with the zoning. No variances or exceptions are required for this project, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The subject property is relatively flat.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, Floor, Elevation and Landscape plans
- Exhibit C: Color Renderings
- Exhibit D: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped September 29, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for the design of 4 residential condominium dwelling units with their required garage parking and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser units must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All Landscaped areas must be properly maintained at all times.
11. The irrigation plan must show the use of a drip irrigation system within the landscape planter areas. The drip irrigation system must be installed and operating prior to final inspection.
12. At the time of plan check the applicant must submit a revised landscape plan that shows the use of a natural bio-swale within landscape areas of the property to help reduce the amount of water run-off.

13. At the time of plan check the applicant must submit revised elevation and section plans that show a minimum vertical clearance for the garage doors of seven (7') feet and a ceiling height of eight (8') feet minimum for the garage and basement areas.



Design Review Board Staff Report

DATE: November 3, 2015

AGENDA ITEM NO: 1-B

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Harald Luna, Assistant Planner
SUBJECT: New Construction Greater Than 10,000 square feet – 5-Unit Residential Condominium Development – 221-223 South New Avenue Design Review Board (DRB-15-23).

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-23) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Gary Lin, is requesting design review approval for the construction of a 5-unit condominium development at 221-223 South New Avenue. The property is located on the west side of South New Avenue between East Garvey Avenue and East Newmark Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High-Density Residential) in the General Plan.

Background

This application was brought before the Design Review Board at the meeting of October 20, 2015 and was continued due to lack of quorum.

On July 14, 2015, the Planning Commission adopted Resolution No. 13-15 approving Tentative Map No. 072976 (TM-15-02) to allow the subdivision of air-rights for a 5-unit residential condominium development.

Site Analysis

To the north, south and west are R-3 zoned lots and to the east is the City of Rosemead. The west side of south New Avenue between East Garvey Avenue and

East Newmark Avenue is currently developed with a mixture of different building types including a motel, residential care facility, church, attached apartment buildings, single-family and Multiple-family residential dwellings. The existing developments range in year of construction from the 1920s to the 1990s. The design and character of the surrounding residential dwellings consist of the mid-century tract and contemporary architectural styles, consisting of single and two-story buildings with attached and detached garages.

Project Description

The subject property has a frontage of 79.8 feet and a depth of 200 feet, with a total lot area of 15,900 square feet in size. Per R-3 development standards, a maximum building density of 1 unit per 3,000 square feet applies to the subject property. A maximum of 5 units can be built on the lot, and 5 units are proposed. The subject property is currently developed with older detached residential dwelling units constructed from 1945 to 1963. The property will remain as one lot.

All 5 units will have 4 bedrooms that range in size between 2,104 square feet and 2,220 square feet in area. The proposed buildings on the site will meet the required front and rear setback areas of 25 feet, 5-foot interior side setback for the first floor, and 10-foot interior side setback for the second floor. Each unit will be two stories, with a maximum height of 27 feet. A building separation of at least 12 feet and up to 21 feet will be provided between the residential buildings.

According to Monterey Park Municipal Code (MPMC) § 21.22.050, condominium units with four or more bedrooms require 2 enclosed garage spaces, plus 1 guest space per dwelling unit. Overall, 10 enclosed subterranean garage spaces and 5 guest parking spaces are required and will be provided in the subterranean parking level. According to the garage level plan, each unit will provide a two-car garage and one guest parking space meeting the off-street parking requirements. The driveway will be 18 feet in width and each parking space will have a back-up area of 26 feet. In addition to the driveway area a 3 foot wide walkway will be provided on both sides of the driveway from the parking areas to the public sidewalk.

Per the MPMC § 21.08.080(O), the project is required to provide a minimum of 2,000 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will include 2,143 square feet of common open space throughout the property, and each unit will be provided with private open spaces that range from 255 square feet up to 302 square feet.

Architecture

The proposed architectural style is a Modern architectural style. While, the architectural style of the surrounding residential neighborhood has a variety of architectural styles, Modern is not uncommon throughout the city. Also, within the vicinity of the subject property are newer developments that have contemporary styles with similar exterior finishes and roofing materials which will be consistent with the proposed architectural

style.

The proposed first and second floors of the building elevations will consist of a combination of cement plaster with a smooth finish painted in a light grey color (La Habra: Cement Plaster Smooth Finish: Silver Grey), and fiber cement lap board siding with a wood grain finish and stained in red color (Cerber: Fiber Cement Siding, Wood Grain Premium 2 coat solid, Red). The first and second floors of the residential dwelling units will have a combination of flat and shed style roof systems at varying heights to emulate a gable roof design on the front and rear elevations. The roof will have a ribbed seam metal roofing material in a metallic silver color (Metal Sales manufacturing corporation, Classic Rib Panel, Metallic Silver). The roof eave fascia boards will be painted in white color (Dunn-Edwards: DE380, White).

The applicant is proposing to use dual pane aluminum frame windows and doors in an aluminum color (Milgard: Aluminum Window and Doors: Manufacture Aluminum). The dwelling will feature a series of metal framed shade awnings on the second floor of all the dwelling units. In evaluating the modern architectural style of the dwelling, it is staff's assessment that, as conditioned, a smooth finish sectional garage door be incorporated into the design for all the garage doors and are painted in a grey color to compliment the architectural design of the dwelling.

The balconies located on the second floor will feature a combination of cement plaster walls with a smooth finish painted in a light grey color (La Habra: Cement Plaster Smooth Finish: Silver Grey), and aluminum railing system. Although no exterior lighting is proposed staff has placed a condition that requires the applicant to incorporate a decorative modern wall light fixtures that has a stainless steel finish adjacent to the front main entry doors and the garage doors for each dwelling unit.

As part of the project, the property will include a new concrete driveway, and as conditioned, with decorative pavers that lead to the subterranean parking areas, a new concrete walkway system will be provided that leads to the front doors of the units and to the common open space areas. The applicant is proposing to install new perimeter fencing that consist of 6 foot high block walls, as conditioned, with a stucco finish (La Habra: Cement Plaster Smooth Finish: Silver Grey) along the rear, north and south side property lines behind the 25 foot front yard setback area and 4 feet high within the front yard area. The private open space areas for the dwelling units will be provided with a 5 foot high decorative fencing comprised of fiber cement lap board siding with a wood grain finish and stained in red color (Cerber: Fiber Cement Siding, Wood Grain Premium 2 coat solid, Red).

Landscaping

The project will provide sufficient landscaping to comply with the landscaping requirements for a 5-unit residential development. The proposed landscaping is comprised of a mixture of trees and shrubs and ground covers. The proposed trees include 24-inch box size Weeping Fig, Maidenhair, Lavender Trumpet, and 15-gallon size Majestic Beauty Indian Hawthorn. The proposed plants and shrubs include 5-gallon

size pink Princess, Texas Privet, Azalea, Cats Claw, Wheeler's Dwarf Pittosporum, 1-gallon size Blue Lily of the Nile, Daylily, Rock Rose, False Heather. The proposed ground covers include Blue Fescue and Marathon II. Other landscaping materials and features set within the common open space area include sitting areas, vegetable gardens in the rear yard area and concrete pots with plants. Staff believes that the proposed Modern architectural style along with the placement and orientation of the buildings with the landscaped areas is in keeping with the residential character of the area.

Although the project will provide sufficient landscaping to comply with the landscaping requirements for a multiple-family residential development, staff is recommending that additional drought tolerant plant species and a water efficient irrigation system be used within the landscaped area to reduce water consumption and run off. In addition staff has included a condition that requires the applicant/property owner to use more California native and drought tolerant type plant species and a drip irrigation system within the landscaped areas.


CONCLUSION:

Staff reviewed the application and believes the proposed 5 residential condominium units with their attached 2-car garages and open space areas are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a Modern architectural style that incorporates exterior building finishes and colors, which fits within the character of the neighborhood in that the designer has pulled architectural elements from other houses in the immediate area.

Environmental Assessment

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines §§ 15332 as a Class 32 categorical exemption (Infill Development). The project conforms with the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a 5-unit condominium development. The project is consistent with the zoning. No variances or exceptions are required for this project, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The subject property is relatively flat.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, Floor, Elevation and Landscape plans
- Exhibit C: Color Renderings
- Exhibit D: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped September 4, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for the design of 5 residential condominium dwelling units with their required garage parking and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser units must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All Landscaped areas must be properly maintained at all times.
11. The irrigation plan must show the use of a drip irrigation system within the landscape planter areas. The drip irrigation system must be installed and operating prior to final inspection.
12. A revised landscaping plan must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant and native specimens, and xeriscaping practices, subject to the review and approval of the Planner.

13. At the time of plan check the applicant/property owner must provide a revised elevation plan that shows a metal sectional garage door with a smooth finish and painted grey to compliment the dwelling units Modern architectural style, subject to the review and approval of the Planner.
14. The plan check plans must show roof drainage, such as gutters and downspouts to match the exterior building colors, subject to the review and approval of the Planner.
15. At the time of plan check the applicant/property owner must submit a revised elevation plan that shows an exterior modern light fixture design in a stainless steel material that is consistent with the architectural style of the dwelling, subject to the review and approval of the Planner.
16. At the time of plan check the applicant/property owner must provide a revised site plan that indicates the manufacturer information for the decorative pavers located on the driveway area within the 25 foot front yard setback area.
17. The new perimeter concrete block walls must have a cement plaster with a smooth finish painted in a light grey color (La Habra: Cement Plaster Smooth Finish: Silver Grey) to match the dwelling.
18. The revised site plan must show a revised project description that reflects the correct floor area square footages for units 1 and 3, and private total open space area for units 2 and 4.



Design Review Board Staff Report

DATE: November 03, 2015

AGENDA ITEM NO: 2-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: New Construction Greater Than 10,000 square feet – 10-Unit Residential Condominium Development – 224-230 North Lincoln Avenue Design Review Board (DRB15-20).

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-20) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Melissa Stinar, is requesting design review approval for the construction of a 10-unit condominium development at 224-230 North Lincoln Avenue. The property is located on the east side of Lincoln Avenue between East Emerson Avenue and East Garvey Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High-Density Residential) in the General Plan.

Background

On June 9, 2015, the Planning Commission adopted Resolution No. 11-15 approving Tentative Map No. 072627 (TM-15-01) to allow the subdivision of air-rights for a 10-unit residential condominium development.

Site Analysis

To the north, south, east and west are R-3 zoned lots with multiple-family residential properties. The subject and adjacent properties are relatively flat. The design and character of the surrounding residential dwellings consist of the Craftsman, mid-century tract and contemporary architectural styles, consisting of single-story and two-story

multiple-family residential buildings with attached and detached garages built, as early as, from 1912 to present day.

Project Description

The subject property has a frontage of 125 feet and a depth of 273 feet, with a total lot area of 34,254 square feet in size. Per R-3 development standards, a maximum building density of 1 unit per 3,000 square feet applies to the subject property. A maximum of 11 units can be built on the lot, and 10 units are proposed. The subject property is currently a vacant lot. The property will remain as one lot.

All 10 units will range in size between 2,313 square feet and 2,735 square feet in area and will have 4 bedrooms. The proposed buildings on the site will meet the required front and rear setback areas of 25 feet, 5-foot side setback for the first floor, and 10-foot side setback for the second floor. Each unit will be two stories, with a maximum height of 26 feet. A building separation of at least 12 feet and up to 20 feet will be provided between the buildings.

According to Monterey Park Municipal Code (MPMC) § 21.22.050, condominium units with four or more bedrooms require 2 enclosed garage spaces, plus 1 guest space per dwelling unit. Overall, 20 enclosed garage spaces and 10 guest parking spaces are required and will be provided in the subterranean level. According the subterranean parking level, each unit will be provided with a two-car garage and one guest parking space meeting the off-street parking requirement. The driveway has a width of at least 18 feet minimum and up to 26 feet, and each parking space will have a back-up area of 26 feet. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet.

Per the MPMC § 21.08.080(O), the project is required to provide a minimum of 4,000 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will include 8,299 square feet of common open space throughout the property, and each unit will be provided with private open spaces that range from 253 square feet up to 280 square feet.

Architecture

The proposed architectural style is a modern interpretation of a Spanish Revival architectural style which will be consistent with the existing architectural style of the surrounding residential dwellings. The first and second floors of the dwellings will consist of a combination of smooth finish stucco walls painted in a off-white color (La Habra: Smooth finish X-12: Chablis) and a variety of building elements with a decorative smooth finish precast concrete finish (Aristone Design: Acid Etch texture, Pebble color), a hip roof system at varying heights, wood window trim moldings, and stone veneer. The stone veneer (Cultured Stone: Boral Hudson Bay: Country Ledge stone) will be used as an accent on the entire front and side elevations of the front porch for units 101 and 102 and the planter areas adjacent to the dwelling units. The roof will have a terracotta color light weight roof tiles (Eagle Roofing Products: Capistrano concrete tile

blend: 3124 Hilo Sunset) with exposed wood rafters stained in a dark brown color (Zar Oil: Based wood stain: 123 Moorish Teak). The windows will feature a combination of rectangular and arched windows with green vinyl frames and divided lights (Simonton Windows and Doors: Vinyl Frame, Pine). The second floor north elevation of unit 101 and south elevation of unit 102 will have a cantilever design to provide relief to the elevations building height. The applicant is proposing to use a decorative wrought-iron railing system painted in a dark patina color on the second floor balconies and windows of the north and south side elevations of all the units. The main entry doors will consist of a solid core wood material with either a flat or radius top glazing and an ornamental iron design in a rust patina finish (Jeld-Wen: Wood door, Model: 1260 Flat or Radius Top; with decorative grille in a Dark Patina Finish: Color Bavarian Forest). The front porch arcades, columns, and the main entry surrounds will be comprised of a precast concrete material (Aristone Design: Acid Etch texture, Pebble) to compliment the architectural style of the dwelling. The aluminum garage doors will be painted dark brown (Amarr Steel Roll-up Garage Door: Lincoln 3000; Dark Brown). The wrought iron fencing and walkway gates located within the front yard area will be painted in a dark patina finish color to match the entry door grilles and balcony wrought iron railing.

As part of the new construction of the 10 condominium units, the front yard area will include a new concrete driveway that leads to the subterranean parking areas. The orientation of the buildings site design layout is reminiscent of a courtyard style setting with landscaped planter areas, stone surfaced walkways that lead to the front doors of the units and to the common open space areas. The perimeter block walls, as conditioned, will have a smooth stucco finish painted an off-white color (La Habra: Smooth finish X-12 Chablis) with a decorative concrete cap to match the dwelling units exterior finishes. Furthermore the applicant is proposing to use decorative wall light fixtures (Hampden: Wall Mount Lantern: 5-5085-BK) on the first and second floor of all the dwellings.

Landscaping

The project will provide sufficient landscaping to comply with the landscaping requirements for a 10-unit residential development. The proposed landscaping is comprised of a mixture of trees and shrubs. The proposed trees include 36-inch box size Chinese Magnolia, Champaca, Maiden Hair tree, 24-inch box size Lavender Trumpet and Japanese Maple tree. The proposed shrubs include 24-inch box size Carolina Cherry, 15 gallon size Long Leafed Yellow Yarrow, Wax Leaf Privet, 5 gallon size Sweet Pea Shrub, False Heather, Rock Rose, Mock Orange, Lily of the Nile, Bearded Tongue, California Lilac, Iceberg Rose, Bougainvillea, Camellia, Daylily, Fortnight Lily, and Fringe Flower. The proposed ground covers include Dymondia, Fescue Marathon II, and Dwarf Mondo Grass. Other landscaping materials and features set within the common open space area include, as conditioned, dark brown mulch within landscaped planter areas, bench seating, a pergola with precast concrete columns and a cedar wood lattice cover that is stained in a dark brown (Zar Oil: Based wood stain: 123 Moorish Teak) color, a play area that includes a swing set and slide and a toddler play area with rocking horses. Staff believes that the proposed modern

interpretation of a Spanish Revival architectural style along with the placement and orientation of the buildings with the landscaped areas is in keeping with the residential character of the area.

Subsequently, staff has reviewed several iterations of the original site plan layout to produce a site plan that incorporates a central courtyard style setting with landscaped planter areas that is appropriate for the architectural style and is consistent with the development standards of the Zoning Code.

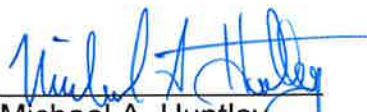
CONCLUSION:

Staff reviewed the application and believes the proposed 10 residential condominium units with their attached 2-car garages and open space areas are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a modern interpretation of a Spanish Revival architectural style, which fits within the character of the neighborhood. There are varying architectural features and exterior finishes that help to break up the building walls.

Environmental Assessment

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (Infill Development). The project conforms to the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a 10-unit condominium development. The project is consistent with the zoning.

Respectfully submitted,


Michael A. Huntley

Community and Economic Development Director

Attachments:

Exhibit A: Conditions of Approval

Exhibit B: Site, floor, elevation plans and color renderings

Exhibit C: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped October 20, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for the design of 10 residential condominium dwelling units with their required garage parking and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All Landscaped areas must be properly maintained at all times.
11. The irrigation system must be installed and operating prior at the time of final inspection.
12. The mulch used within the planter areas must be dark brown color to compliment the dwellings.
13. The proposed concrete block walls located along the side (north and south), and rear (east) property lines must have a decorative stucco finish and concrete cap (La

Habra: Smooth finish X-12 Chablis) that is color treated to match the dwelling, subject to the review and approval of the Planner.

14. The balcony and fencing wrought-iron material must be painted in a dark patina color to match the entry door window grilles.
15. The Tankless water heaters must be located within the private open space area for each unit and screened from public view, subject to the review and approval of the Planner.



Design Review Board Staff Report

DATE: November 03, 2015

AGENDA ITEM NO: 2-B

TO: Design Review Board
FROM: Michael A. Huntley, Community and Economic Development Director
BY: Harald Luna, Assistant Planner
SUBJECT: New Construction Less Than 10,000 square feet – 2-Unit Residential Condominium Development – 234 North Chandler Avenue Design Review Board (DRB-15-22).

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-22) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Ming Huo, on behalf of the property owners, Yazhong Li, Min Yu & Shangjin Chen, is requesting design review approval for the construction of a 2-unit condominium residential development at 234 North Chandler Avenue. The property is located on the east side of North Chandler Avenue between West Emerson Avenue and West Garvey Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High-Density Residential) in the General Plan.

Background

On October 27, 2015, the Planning Commission adopted Resolution No. 19-15 approving Tentative Map No. 073787 (TM-15-08) to allow the subdivision of air-rights for a 2-unit residential condominium development.

Site Analysis

To the north, south, east and west are R-3 zoned lots with single and multiple-family residential properties. The subject and adjacent properties are relatively flat. The design and character of the surrounding residential dwellings consist of the Craftsman, mid-

century tract and contemporary architectural styles, consisting of single-story and two-story single and multiple-family residential buildings with attached and detached garages built, as early as, from 1911 to present day.

Project Description

The subject property has a frontage of 52 feet and a depth of 192 feet, with a total lot area of 9,984 square feet in size. Per R-3 development standards, a maximum building density of 1 unit per 3,000 square feet applies to the subject property. A maximum of 3 units can be built on the lot, and 2 units are proposed. The subject property is currently developed with an older residential dwelling unit with a detached garage. The property will remain as one lot.

The 2 units will have 4 bedrooms. The front unit will be 2,537 square feet and the rear unit will be 2,485 square feet. The proposed buildings on the site will meet the required front and rear setback areas of 25 feet, 5-foot side setback for the first floor, and 10-foot side setback for the second floor. Each unit will be two stories, with a maximum height of 27 feet. A building separation of at least 12 feet and up to 20 feet will be provided between the buildings.

According to Monterey Park Municipal Code (MPMC) § 21.22.050, condominium units with four or more bedrooms require 2 enclosed garage spaces, plus 1 guest space per dwelling unit. Overall, 4 enclosed garage spaces and 2 guest parking spaces are required and will be provided. According to the site plan, each unit will be provided with a two-car garage and one guest parking space meeting the off-street parking requirement. The driveway has a width of at least 18 feet minimum and up to 26 feet 6 inches, and each parking space will have a minimum back-up distance of 26 feet. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet.

Per the MPMC § 21.08.080(O), the project is required to provide a minimum of 400 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will include 422 square feet of common open space throughout the property, and each unit will be provided with private open spaces that range from 353 square feet up to 866 square feet.

Architecture

The proposed architectural style is a Contemporary architectural style which will be consistent with the existing architectural style of the surrounding residential dwellings. The first and second floors of the dwellings will consist of a combination of sand finish stucco walls painted in a cream color (La Habra Stucco: Sand finish: 34 San Simeon) and decorative stone veneer (MS International: California Gold). The stone veneer will be used as an accent on all four elevations of the front unit and on the front (west) elevation of the rear unit. The stone veneer on the front (west) elevation of the rear unit, as conditioned, will wrap around to the north and south side elevations a minimum of 18 inches. The stone veneer will have a decorative smooth finish stucco treated trim cap

painted in a brown color (Behr: HDC-NT-22). The first and second floors of the dwelling units will feature a hip and gable end roof design at varying heights. The roofs will have terracotta blend colored concrete tiles (Eagle Roofing: Capistrano, SMC 8403 Santa Barbara Blend, Albuquerque Blend). The decorative under eave cornice will have a smooth finish and painted in a brown color (Behr: HDC-NT-22) to match the window, door trim moldings, and stone veneer trim cap. The windows will have an almond color vinyl frame. The south elevation of the front unit will feature a horizontal smooth finish stucco treated band painted in a brown color (Behr: HDC-NT-22) to provide relief to the elevation building height. The main entry doors will consist of a solid core wood material with glazing. The aluminum garage doors will be painted white.

As part of the new construction of the 2 condominium units, the front yard area will include a new driveway consisting of permeable decorative pavers that lead to the parking areas, and a walkway that leads to the front doors of the units, parking areas, and to the common open space areas. The applicant is proposing to install 4 foot high block pilasters with wrought-iron fencing within the front yard area, and a 6 foot high perimeter block wall along the north and south sides, behind the front yard setback area, and along the rear property line. The perimeter block walls and pilasters, as conditioned, will have a smooth stucco finish painted in a cream color (La Habra Stucco: Sand finish: 34 San Simeon) with a decorative smooth finish stucco treated cap painted in a brown color (Behr: HDC-NT-22) and the wrought iron will be painted in a brown color to compliment the dwelling units exterior finishes.

Landscaping

The project will provide sufficient landscaping to comply with the landscaping requirements for a 2-unit residential development. The proposed landscaping is comprised of a mixture of trees and shrubs. The proposed trees include 24-inch box size Fruitless Olive, and California Pepper trees. The proposed shrubs include 5 gallon size Star Jasmine, Oleander, Red Hot Poker, Pride of Madeira, Bougainvillea, and Lyme Grass. The proposed ground covers include Myoporum, and Yarrow Lawn. Other landscaping materials and features set within the common open space area include outdoor furniture and a barbecue area. Although no new irrigation system is proposed staff has conditioned the project to have the applicant/property owner provide a water efficient drip irrigation system within the landscape planter areas to minimize water run-off. Staff believes that the proposed Contemporary architectural style with the landscaped areas is in keeping with the residential character of the area.

CONCLUSION:

Staff reviewed the application and believes the proposed 2 residential condominium units with their attached 2-car garages and open space areas are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a Contemporary architectural style, which fits within the character of the neighborhood. There are varying architectural features and exterior finishes that help to break up the building walls.

Environmental Assessment

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15315 as a Class 15 categorical exemption (Minor Land Divisions). The project consists of the division of property in an urbanized area that is zoned for residential use into four or fewer parcels. The project conforms with the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a two-unit condominium development. The project is consistent with the zoning. No variances or exceptions are required for this project, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The subject property is relatively flat.

Respectfully submitted,


Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, elevation, and landscape plans
- Exhibit C: Color renderings
- Exhibit D: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped October 14, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for the design of 2 residential condominium dwelling units with their required garage parking and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All Landscaped areas must be properly maintained at all times.
11. The proposed concrete block walls located along the rear (east) and side (north and south) property lines, and the pilasters located within the front yard area must have a smooth stucco finish painted in a cream color (La Habra Stucco: Sand finish: 34 San Simeon) with a decorative smooth finish stucco treated cap painted in a brown color (Behr: HDC-NT-22).
12. The wrought-iron fencing material must be painted in a brown color to compliment the dwelling unit exterior colors, subject to the review and approval of the Planner.

13. An irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a water efficient irrigation system, such as drip irrigation, within the landscape planter areas, subject to the review and approval of the Planner. The irrigation system must be installed and operating prior to final inspection.
14. A revised landscaping plan must be submitted as part of the plan check submission. The landscape plan must clearly indicate the location, type and size of all proposed plants with careful consideration given to the use of drought-tolerant and native specimens, and xeriscaping practices, subject to the review and approval of the Planner.
15. The stone veneer (MS International: California Gold) must wrap around to the north and south side elevations for the rear dwelling unit a minimum of 18 inches, subject to the review and approval of the Planner.